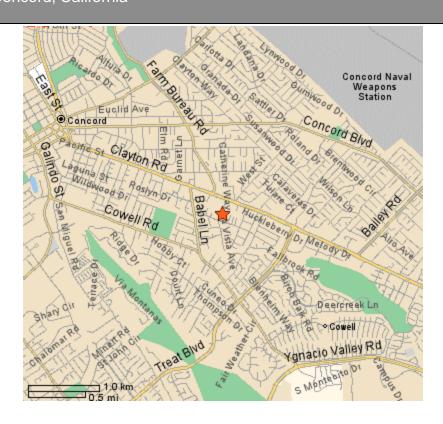
1432-1436 La Vista Avenue Concord, California



-Aerial Map-1432-1436 La Vista Avenue Concord - California

For further information, contact:

SHAWN WILLIS

Senior Investment Associate 925.988.0502

shawn@IPSrealestate.com



La Vista Duplex 1432-1436 La Vista Avenue Concord, CA 94521



Offered at:

\$535,000

Highlights:

For further information, contact:

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SAUL ARMIAN Investment Associate

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1343 Locust Street. Suite 204 Walnut Creek, CA 94596 Fax. 925.988.0401

www.IPSrealestate.com

- Fantastic Unit Mix with Desirable, Easy to Rent Floorplans.
- Strong Location Surrounded by Single Family Homes.
- Private "House-Like" Units w/ Huge Back Yards.
- Updated Copper Plumbing / Newer Roof.
- Mature Landscaping with Secluded Feel.
- Close to Downtown Concord, Highways 680 & 24, Two BART Stations, Shopping and Transportation.
- Concord is a Non-Rent Controlled City.
- Upside in Rents.
- Priced Below Replacement Cost.



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Investment Summar	ry				
Listing Price:	\$535,000			Current	<u>Projected</u>
Down Payment:	\$311,000	58%	Cap Rate	2.4%	2.9%
First Loan:	\$224,000	42%	G.R.M.	24.2	21.3
Price/Sq. Ft.:	\$410		Cash on Cash:	B/E	1.2%
Price/Unit:	\$267.500		Total Return:	1.6%	2.6%

Financing				
Existing Loan:	N/A	Proposed New Loan:	Institutional	
Amount:	N/A	Amount:	\$224,000	
Rate:	N/A	Rate:	3.5%	
Term:	N/A	Term:	30/30	
Assumable:	N/A	Points:	1%	

Site Detail Summary

County Location:Contra CostaBuildings:1Assessor's Parcel Number:132-090-028-3Rent Control:NoneApproximate Lot Size (Acres):0.29Thomas Brothers:592-J3Approximate Lot Size (S.F.):12,632App.Year Built:1949

Property Description

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Proforma Operating Data								
INCOME				Current		Projected		
<u>Type</u> 2BR / 1BA 1BR / 1BA	<u>Units</u> 1 1	Apprx. Sq. Ft. 752 552		Rent / Unit \$995 \$845		Rent / Unit \$1,095 \$995		
Total	2	1,304	\$	1,840	\$	2,090		
Annual Rent Vacancy Gross Rent Laundry Income Total Income	3 %		\$ \$ \$ \$	22,080.00 (662.00) 21,418.00 0.00 21,418.00	\$ \$ \$ \$	25,080.00 (752.00) 24,328.00 0.00 24,328.00		
ESTIMATED EXPE	<u>INSES</u>							
Property Taxes Insurance Gas & Electric Water Garbage Repairs & Maintena Landscaping	1.051% TenantPays TenantPays TenantPays ance (Est.) (Est.)	\$640	* * * * * * *	6,263.00 700.00 0.00 0.00 0.00 1,000.00 600.00	\$ \$ \$ \$ \$ \$ \$	6,263.00 700.00 0.00 0.00 0.00 1,000.00 600.00		
Total Expenses NET OPERATING Debt Service Cash Flow Princip Total Before Tax	ele Pay Dowr		\$ \$ \$ \$ \$ \$	8,563.00 12,855.00 (12,070.00) 785.00 4,299.00 5084.00	\$ \$ \$ \$ \$	8,563.00 15,765.00 (12,070.00) 3,695.00 4,299.00 7,994.00		